

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 16, 2005 PLANNING COMMISSION MEETING

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Annexation #04003, Change of Zone #04019, Waterford Estates Preliminary Plat #04011

PROPOSAL: To preliminary plat 660 residential lots and 1 lot for a future school, to change the zone from AG, Agricultural to R-3, Residential and B-2, Planned Neighborhood Commercial and to annex approximately 300 acres, more or less.

LOCATION: Generally located east and west of N. 98th Street from Holdrege to O Streets.

WAIVER REQUEST:

Delay the submittal of a use permit on the B-2 parcels.

Allow temporarily the transfer of sanitary sewer from one basin to another by a lift station.

Allow lot lines not perpendicular to rights of way.

Allow sanitary sewer mains to flow opposite street grades.

Allow block lengths to exceed 1,320'.

Allow sanitary sewers to exceed maximum depth of 15' but not exceed 20'

Waive the minimum lot depth to width ratio for Outlots D, E and H

Eliminate the pedestrian easement in Block 9

Waive drainage criterial in minimum flood corridors

LAND AREA: 300 acres, more or less.

CONCLUSION: In conformance with the Comprehensive Plan, Zoning and Subdivision Ordinances and the newly adopted Temporary Pump Station Policy.

RECOMMENDATION:

Annexation #04003

Conditional Approval

Change of Zone #04019

Approval

Preliminary Plat #04011

Conditional Approval

Delay the submittal of a use permit on the B-2 parcels

Approval

Allow temporarily the transfer of sanitary sewer from one basin to another by a lift station

Approval

Allow lot lines not perpendicular to rights of way

Approval

Allow sanitary sewer mains to flow opposite street grades

Approval

Allow sanitary sewers to exceed maximum depth of 15' but not exceed 20'

Approval

Waive the minimum lot depth to width ratio for Outlots D and E

Approval

Waive the minimum lot depth to width ratio for Outlot H

Approval

Eliminate the pedestrian easement in Block 9

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: AG, Agricultural.

EXISTING LAND USE: Undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Acreages vacant	AG
South:	Acreages vacant	AG
East:	Acreages, vacant	AG
West:	Acreages, college	AG

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as Urban Residential and Commercial in the Comprehensive Land Use Plan. A commerce center and light industrial center are shown generally near O Street and N. 98th Street.(F-25)

The area is shown within the future service limit in Tier 1, Priority A. (F-27)

"Maximize the community's present infrastructure investment by planning for residential...in areas with available capacity" by "encouraging...more dwelling units per acre in new neighborhoods" (F 17).

"Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population" (F-18).

"Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area; Similar housing types face each other: single family faces single family, change to different use at rear of lot; Parks and open space within walking distance of all residences; Multi-family and elderly housing nearest to commercial area; Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads; Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites)". (F-67)

"Require new development to be compatible with character of neighborhood and adjacent uses" (F 69).

"Natural and environmentally sensitive areas should be preserved within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods" (F-17).

The ANNEXATION POLICY is found on pages F-154 and 155 of the Comprehensive Plan.

HISTORY: The area was zoned A-A, Rural and Public Use until 1979 when the zone was updated to AG, Agricultural.

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UTILITIES: There is no public water main adjacent to this site. If the developer wants to proceed before the city constructs the water main it will be the developer's responsibility to pay for the construction. The city may reimburse the developer based on the Capital Improvement Program. 12" mains will be required in the development.

Sanitary sewer is not available to the area. The Stevens Creek trunk sewer is not scheduled to serve this area for several more years. The developer proposes to build a private temporary pump station and force main, which will conform to the newly adopted standards for temporary pump stations, to serve approximately 100 acres. The phasing plan is tied directly to the timing of available capacity and future extension of the trunk sewer main.

The developer will also build sections of the Stevens Creek sewer project on this property in advance of the larger project, which will temporarily tie to the pump station. The developer would be reimbursed for this expense at a later date based on the Capital Improvement Program.

TOPOGRAPHY: Rolling, with areas of floodplain. A flood control structure is proposed in the central-eastern portion of the plat to be constructed by the Lower Platte South Natural Resources District.

TRAFFIC ANALYSIS: Holdrege is classified as an urban minor arterial and the Comprehensive Plan shows it to be improved to a four-lane plus center turn lane west of N. 98th Street and two-lane plus center turn lane east of N. 98th Street. (F-103/105)

N. 98th Street is classified as an urban minor arterial and is shown to be improved to a four-lane plus center turn lane from O Street to Holdrege Street. (F-103/105)

O Street is classified as an urban principal arterial and is shown to be improved to six-lane plus center turn lane west of N. 98th Street and four-lane plus center turn lane east of N. 98th Street. (F-103/105) None of the streets are within the six-year CIP, the developer will be obligated for the construction of N. 98th Street if development precedes the City's Capital Improvement Program. The details of building this road improvement and any reimbursement through the CIP will need to be settled as part of the annexation agreement with the City Council.

A public bicycle trail is shown in the Comprehensive Plan and the site plan indicates that trail to extend along O Street, north on 98th Street, crossing N. 98th Street and extending north along the lake and crossing the dam structure and continuing north to Holdrege Street. Future grade separated crossings are identified north of O Street near N. 98th Street and at approximately N. 110th and Holdrege Streets. An unbuilt/proposed pedestrian center is identified at N. 98th and O Streets. (F-91)

PUBLIC SERVICE: The Fire Department indicated they do not have a fire station in the area in order to maintain their optimal level of service response time. They do not oppose the development, but wanted to make people aware that response times are getting to be close to or longer than 10 minutes in this area.

REGIONAL ISSUES: This area is shown for urban residential, however there is a pocket of existing acreages (shown as low-density residential in the Comprehensive Plan) to the west that will soon be completely surrounded by urban residential. The Sunrise Estates CUP is set up for future build-through so that there should eventually be more urban residential sized lots in that development and the two developments will have more compatible lot sizes if and when Sunrise Estates is further subdivided. Lots backing onto Sunrise Estates are shown to be approximately 8,500 square feet in area.

ENVIRONMENTAL CONCERNS: A portion of the site is within the floodplain. A flood control structure is planned by the Lower Platte South NRD in the middle of the site. The developer proposes to create additional flood storage in the NRD's lake in order to meet the stormwater detention requirements. The Lower Platte South NRD has been part of the review process of this plat due to the proposed flood control structure.

Some of the minimum flood corridors are impacted with this plat. The Watershed Management section of the Public Works and Utilities Department indicated that mitigation is required and must be submitted. The developer requested a waiver to allow these impacts and the Watershed Management section recommends approval to this waiver.

ANALYSIS:

1. This is a request to develop 660 residential lots and 1 lot for a future school, to change the zone from AG, Agricultural to R-3, Residential and B-2, Planned Neighborhood Commercial and to annex approximately 300 acres with several waivers as previously indicated.
2. The developer requests a waiver to allow block lengths to exceed the maximum 1320'. Blocks that abut a major road or natural feature, such as floodplain, lake or similar feature may exceed the maximum block lengths without the need for a waiver. There are no block lengths which exceed 1,320' that do not meet the criteria as allowed in the Subdivision Ordinance. Staff determined that a waiver is unnecessary.
3. The developer requests to waive drainage criteria in minimum flood corridors to allow impacts to the stream corridors. The Watershed Management section recommends approval to this waiver as indicated in their attached memo dated February 25, 2005.
4. Most of the lots are single family, however lots closer to the future commercial/industrial area are shown as single-family attached lots.

5. Outlots D and E are located in Blocks 5 and 7 for the purpose of avoiding the requirement to request a waiver to allow what are essentially double frontage lots that back onto Waterford Estates Drive. Lots in Blocks 3, 5 and 7 essentially have double frontage. Lots should not back onto a local street. This eliminates the residential character of the street and is an inefficient use of land, streets and utilities. However, lots on the north side of Waterford Estates Drive are residential and the land south of Waterford Estates Drive is proposed B-2 commercial. Fronting lots toward the proposed commercial would not be desirable. Staff supports the request to allow the waiver to the lot depth to width ratio of Outlots D and E.
6. Outlot H has a substantial portion of the lot located in floodplain. The purpose of this, and other, outlots must be indicated on the site plan. Most of the outlot is not developable due to the floodplain and the staff recommends the approval to the waiver of maximum lot depth to width ratio in order to preserve the floodplain in this location.
7. The developer requests to change the zone from AG to B2 on a portion of the perimeter of the preliminary plat. The developer indicated they do not have a tenant for the site and do not presently know how they would like to configure the commercial. They request to delay the filing of a use permit to a later date. Staff supports this request because all required information will be submitted with the use permit and a public hearing process will be followed. Zoning the property now will provide evidence to future residents that the southern portion of the site will eventually be commercial in nature. The Comprehensive Plan calls out part of this area for "employment" (i.e. light industrial) uses. Staff and the developer have had preliminary discussions on how the land to the south, and perhaps some or all of this strip of B-2 zoning as well, may be rezoned to a planned unit development that would allow for a mix of uses.
8. The annexation request meets the annexation policy in the Comprehensive Plan. Annexation policy:
 - ! Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
 - ! Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (i.e., water, sanitary sewer) and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.

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- ! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city and the county."

ANNEXATION CONDITIONS:

1. Prior to scheduling the request on the City Council agenda the applicant shall sign an annexation agreement to the satisfaction of the City. However the Planning Director may forward the annexation to the City Council if the City Staff and the applicant cannot reach an agreement.

PRELIMINARY PLAT CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 All streets meet slope standards.
 - 1.1.2 Revisions to the satisfaction on the Public Works and Utilities Department memo dated January 27, 2005.
 - 1.1.3 Revisions to the satisfaction of the Watershed Management section of the Public Works and Utilities Department memo dated February 25, 2005.
 - 1.1.4 Revisions to the satisfaction of the County Engineer memo dated December 23, 2004.
 - 1.1.5 Street names that do not duplicate or are phonetically similar to existing streets or cause addressing problems.
 - 1.1.6 Revisions to the satisfaction of the Parks Department memo dated January 4, 2005.
 - 1.1.7 Utility easements as requested by the Lincoln Electric System memo dated January 3, 2005.

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- 1.1.8 Remove "E" designation from O Street and in site notes.
- 1.1.9 Remove "N" designations from all streets that are not north-south aligned streets.
- 1.1.10 Revise the sidewalk easement in Block 7 to provide a more direct connection to the sidewalk easement in Block 6. Revise the sidewalk easements in Block 20 and 21 to provide a more direct connection to Portage Drive.
- 1.1.11 Show the pedestrian sidewalks on the grading plan to the satisfaction of the Public Works and Utilities Department.
- 1.1.12 Revisions to the lake to the satisfaction of the Lower Platte South Natural Resources District memo date January 18, 2004.
- 1.1.13 Indicate the purpose of all outlots.
- 1.1.14 Show street names on sheet 1.
- 1.1.15 Extend Stony Rapids Road east to N. 102nd Street and eliminate N. 101st Street between Stony Rapids Road and North Bank Drive.
- 1.1.16 Revise General Site Note #30 to state "Lots 1-15, Block 4 shall not be final platted until Sunny Slope Road has been vacated".
- 1.1.17 Revise the requested waivers table to list all required waivers.
- 1.1.18 Renumber blocks to reflect actual block areas. (Block 30 and Block 31 should be combined into a single block, Block 4 and 8 should be one block, Block 26 and 27 should be one block).
- 1.1.19 Remove references to PUD on the site plan and general notes.
- 1.1.20 Clearly identify sidewalks in the pedestrian easements on the site plan.
- 1.1.21 Revise sidewalks on major streets to indicate 5' width.
- 1.1.22 Add a note to the site plan stating "A Letter of Map Revision must be completed on the property included within this preliminary plat after construction of the dam is complete and the new floodplain

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for Stevens Creek has been officially adopted by FEMA, and prior to final platting of any lots affected by the alteration of the floodplain.

2. The City Council approves associated request:

2.1 Annexation #04003

2.2 Change of Zone #04019

General:

3. Final Plats will be approved by the Planning Director after:

3.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.

3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

3.2.1 to complete the street paving of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of this final plat.

3.2.2 to complete the installation of sidewalks along both sides of all streets and along the south side of Holdrege Street as shown on the final plat within four (4) years following the approval of this final plat.

3.2.3 to construct the sidewalk in the pedestrian way easements at the same time as the adjacent streets are paved and to agree that no building permit shall be issued for construction on the adjacent lots until such time as the sidewalk in the pedestrian way easement is constructed.

3.2.4 to complete the public water distribution system to serve this plat within two (2) years following the approval of this final plat.

3.2.5 to complete the public wastewater collection system to serve this plat within two (2) years following the approval of this final plat.

- 3.2.6 to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.
- 3.2.7 to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.
- 3.2.8 to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of this final plat.
- 3.2.9 to complete the installation of public street lights along all streets within this plat within two (2) years following the approval of this final plat.
- 3.2.10 to complete the planting of the street trees along all streets within this plat within four (4) years following the approval of this final plat.
- 3.2.11 to complete the planting of the landscape screen within this plat within two (2) years following the approval of this final plat.
- 3.2.12 to complete the installation of the street name signs within two (2) years following the approval of this final plat.
- 3.2.13 to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.
- 3.2.14 to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.
- 3.2.15 to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
- 3.2.16 to complete the public and private improvements shown on the preliminary plat

- 3.2.17 to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private facilities and improvements which have common use or benefit on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development . However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private facilities and improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 3.2.18 to continuously and regularly maintain the landscape screens.
- 3.2.19 to submit to the lot buyers and builders a copy of the soil analysis.
- 3.2.20 to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 3.2.21 to perpetually maintain the sidewalks in the pedestrian way easements at their own cost and expense.
- 3.2.22 to inform all purchasers and users that the land is located within the 100 year floodplain and to inform all purchasers and users that the grading of the lots and outlots shall be in conformance with the grading plan approved with the Waterford Preliminary Plat #04011 or as amended by the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the preliminary plat.
- 3.2.23 to relinquish the right of direct vehicular access from Lot 1, Block 9, Lots 1-11 Block 13, Lots 10-19, Block 18, Lots 1-18, Block 25, Lot 1, Block 26 and outlots A, B and H to Holdrege Street, Lots 16-17, Block 13, Lots 1-5, Block 18, Lots 1-13, Block 17, Lots 1-

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14, Block 16, Lot 1, Block 30, Lot 1, Block 31 and Outlots A, B, C, F, E and G to N. 98th Street and Lots to O Street.

Prepared by:

Becky Horner, 441-6373, rhorer@lincoln.ne.gov
Planner

DATE: March 3, 2005

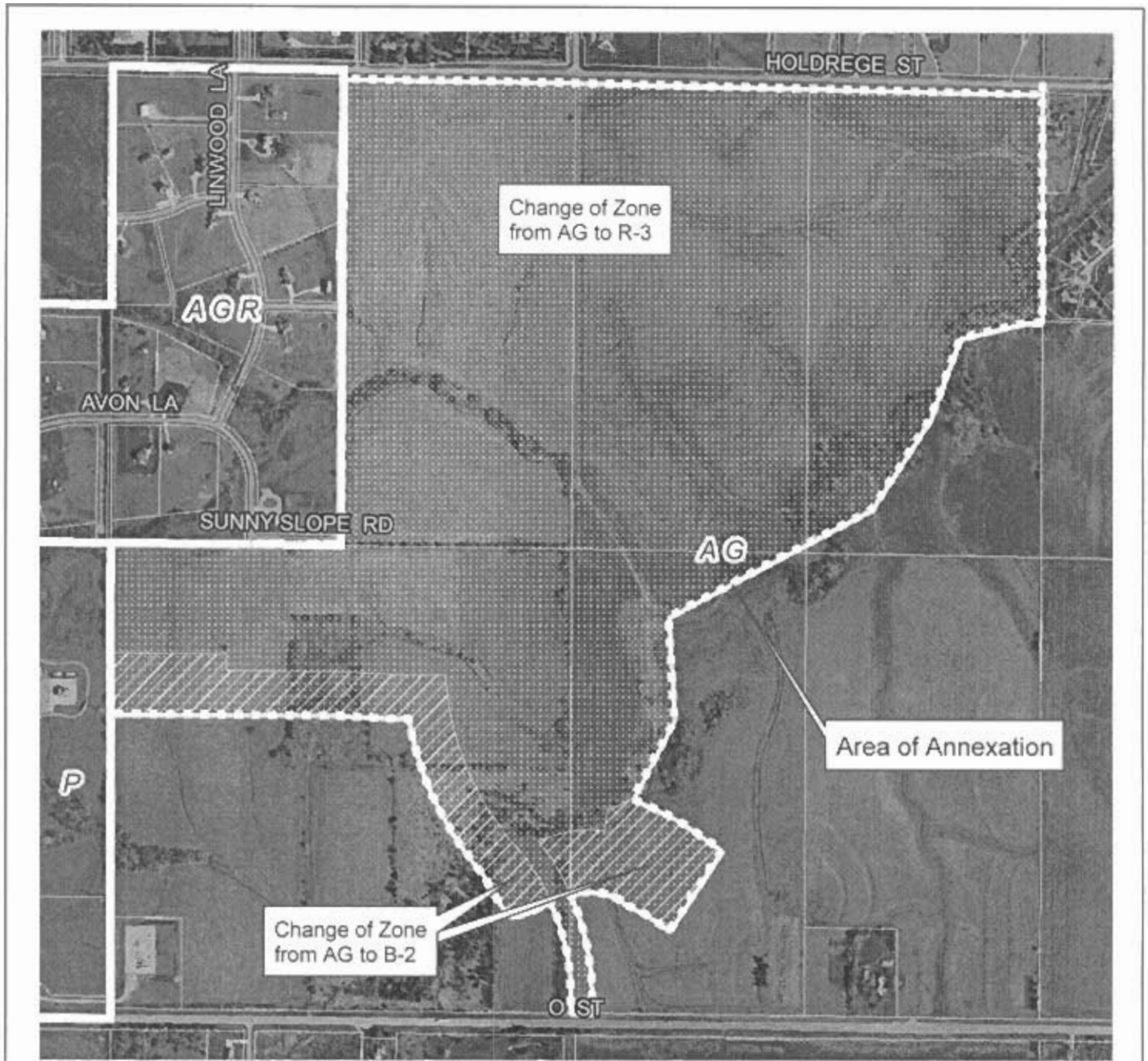
APPLICANT: Seacrest and Kalkowski
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508

OWNER: Richard, Daniel, Mark and Thomas McGinnis
238 S. 13th Street
Lincoln, NE 68508
(402)441-5800

Ridge Development Company and Southview Inc.
3355 Orwell, Suite 100
Lincoln, NE 68516
(402)435-3444

CONTACT: Ken Seacrest
(402)435-6000

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2002 aerial

Annexation #04003 **Change of Zone #04019** **N. 98th & Holdrege St.**

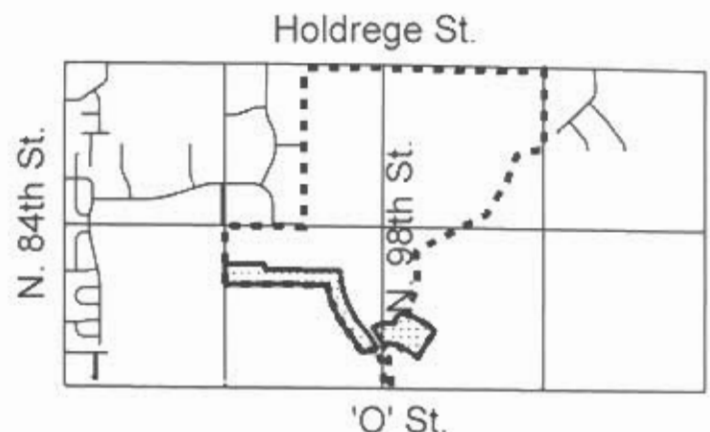
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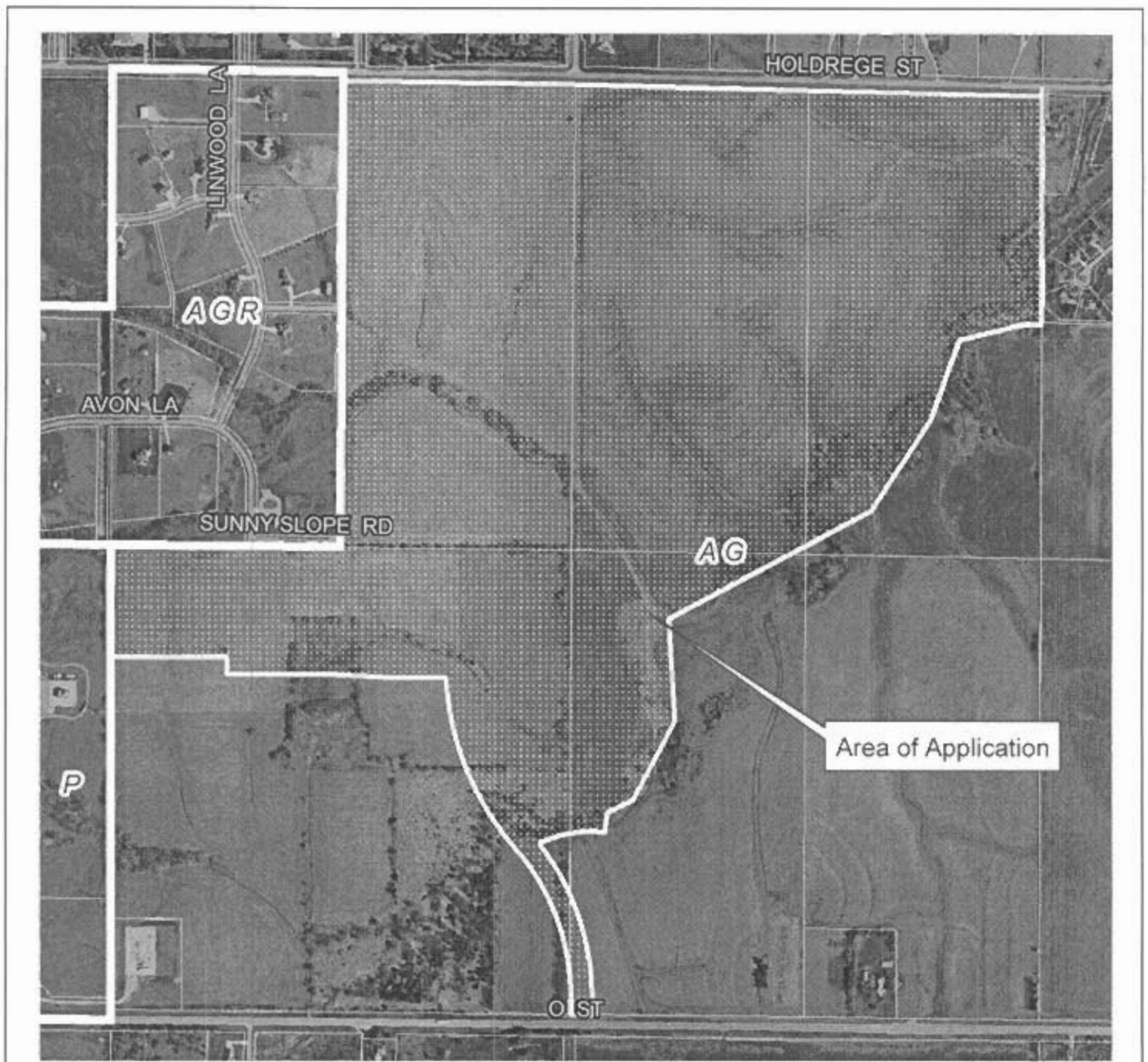
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

Two Square Mile
 Sec. 23 T10N R7E
 Sec. 24 T10N R7 E



Zoning Jurisdiction Lines
 City Limit Jurisdiction





2002 aerial

Preliminary Plat #04011 N. 98th & Holdrege St.

Zoning:

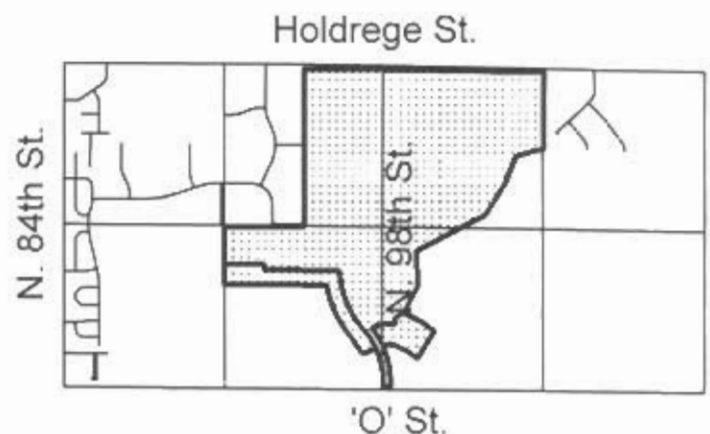
R-1 to R-8	Residential District
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O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-6	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

Two Square Mile
Sec. 23 T10N R7E
Sec. 24 T10N R7 E



Zoning Jurisdiction Lines

City Limit Jurisdiction





DE 20 2004

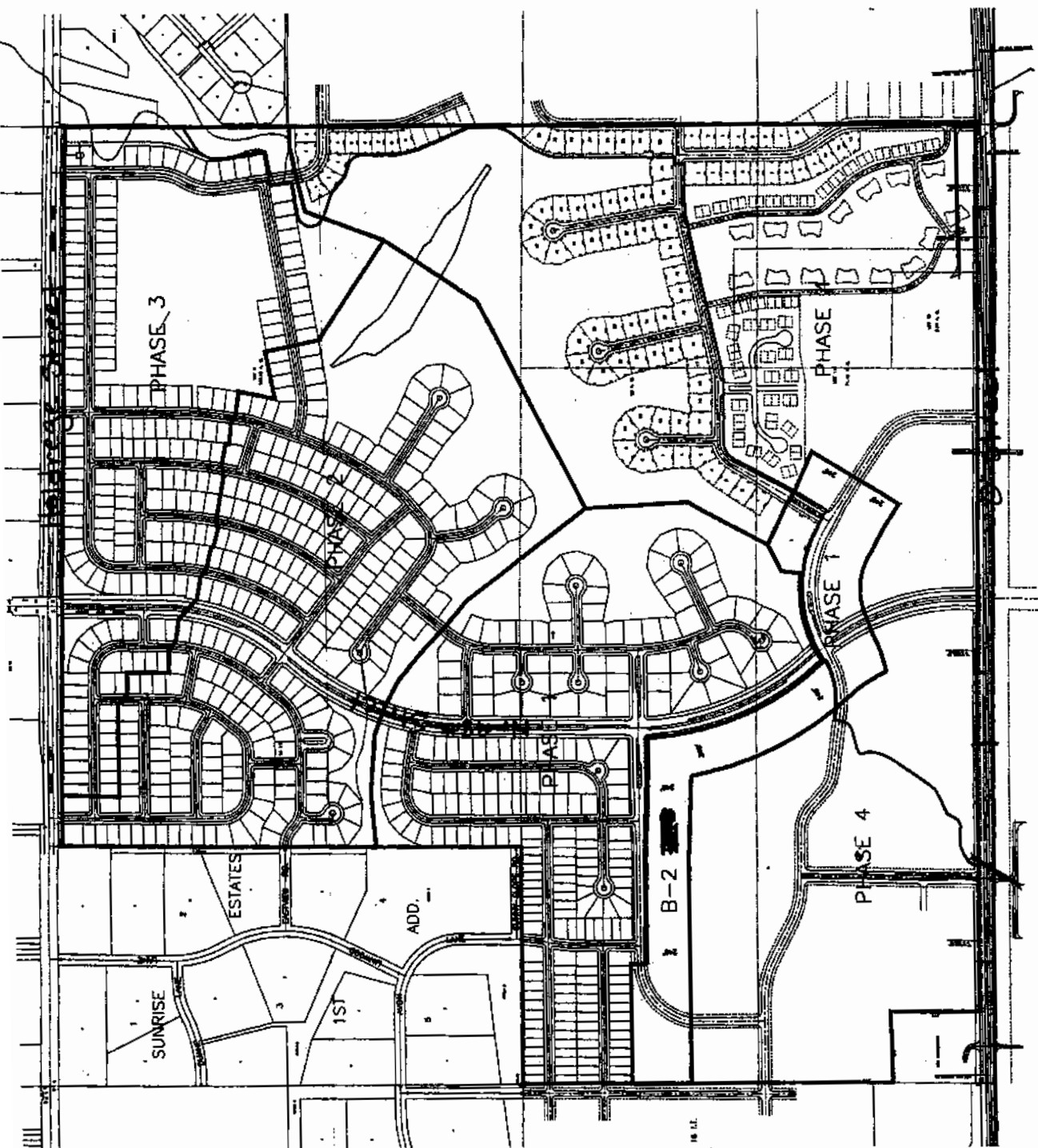
LINE OF A

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**SITE PLAN
EAST OF 10TH STREET
WATERFORD ESTATES
PRELIMINARY PLAN**

LEONEL M. MENDOZA

2007



**LEGAL DESCRIPTION
ANNEXATION**

Am 02-11
A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 14 I.T., A PORTION OF LOT 3 I.T., AND A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER, ALL IN THE EAST HALF OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND A PORTION OF LOT 8 I.T., A PORTION OF LOT 11 I.T., AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN THE WEST HALF OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 50.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 8 I.T., SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE CONTINUING SOUTH 00 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 1,272.74 FEET TO A POINT, THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST, A DISTANCE OF 113.22 FEET TO A POINT, THENCE SOUTH 76 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 363.45 FEET TO A POINT, THENCE SOUTH 20 DEGREES 06 MINUTES 43 SECONDS WEST, A DISTANCE OF 471.68 FEET TO A POINT, THENCE SOUTH 32 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 620.76 FEET TO A POINT, THENCE SOUTH 62 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,295.82 FEET TO A POINT, THENCE SOUTH 03 DEGREES 19 MINUTES 34 SECONDS EAST, A DISTANCE OF 574.78 FEET TO A POINT, THENCE SOUTH 28 DEGREES 14 MINUTES 31 SECONDS WEST, A DISTANCE OF 503.12 FEET TO A POINT, THENCE SOUTH 65 DEGREES 18 MINUTES 51 SECONDS EAST, A DISTANCE OF 242.70 FEET TO A POINT, THENCE SOUTH 59 DEGREES 30 MINUTES 50 SECONDS EAST, A DISTANCE OF 90.00 FEET TO A POINT, THENCE SOUTH 56 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 250.91 FEET TO A POINT, THENCE SOUTH 33 DEGREES 39 MINUTES 55 SECONDS WEST, A DISTANCE OF 536.53 FEET TO A POINT, THENCE NORTH 56 DEGREES 20 MINUTES 05 SECONDS WEST, A DISTANCE OF 158.38 FEET TO A POINT, THENCE NORTH 62 DEGREES 28 MINUTES 07 SECONDS WEST, A DISTANCE OF 132.72 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 345.00 FEET, ARC LENGTH OF 326.55 FEET, DELTA ANGLE OF 54 DEGREES 13 MINUTES 54 SECONDS, A CHORD BEARING OF NORTH 81 DEGREES 35 MINUTES 40 SECONDS WEST, AND A CHORD LENGTH OF 314.49 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE

JAN - 4 2005

ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,360.00 FEET, ARC LENGTH OF 594.86 FEET, DELTA ANGLE OF 25 DEGREES 03 MINUTES 40 SECONDS, A CHORD BEARING OF SOUTH 11 DEGREES 53 MINUTES 08 SECONDS EAST, AND A CHORD LENGTH OF 590.13 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 80.24 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 11 I.T., SAID POINT BEING 61.13 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, SAID POINT ALSO BEING ON THE NORTH LINE OF "O" STREET RIGHT-OF-WAY, THENCE NORTH 89 DEGREES 50 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING THE SOUTH LINE OF SAID LOT 11 I.T., A DISTANCE OF 120.00 FEET TO A POINT LOCATED 60.11 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 38 MINUTES 42 SECONDS EAST, A DISTANCE OF 81.26 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,240.00 FEET, ARC LENGTH OF 553.97 FEET, DELTA ANGLE OF 25 DEGREES 35 MINUTES 49 SECONDS, A CHORD BEARING OF NORTH 12 DEGREES 09 MINUTES 13 SECONDS WEST, AND A CHORD LENGTH OF 549.38 FEET TO A POINT, THENCE SOUTH 62 DEGREES 43 MINUTES 30 SECONDS WEST, A DISTANCE OF 33.26 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 776.00 FEET, ARC LENGTH OF 208.47 FEET, DELTA ANGLE OF 15 DEGREES 23 MINUTES 33 SECONDS, A CHORD BEARING OF SOUTH 70 DEGREES 25 MINUTES 17 SECONDS WEST, AND A CHORD LENGTH OF 207.84 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,000.00 FEET, ARC LENGTH OF 276.40 FEET, DELTA ANGLE OF 15 DEGREES 50 MINUTES 12 SECONDS, A CHORD BEARING OF NORTH 33 DEGREES 54 MINUTES 30 SECONDS WEST, AND A CHORD LENGTH OF 275.52 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,800.00 FEET, ARC LENGTH OF 988.39 FEET, DELTA ANGLE OF 31 DEGREES 27 MINUTES 41 SECONDS, A CHORD BEARING OF NORTH 26 DEGREES 05 MINUTES 46 SECONDS WEST, AND A CHORD LENGTH OF 976.02 FEET TO A POINT, THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 71.10 FEET TO A POINT, THENCE NORTH 87 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF 350.28 FEET TO A POINT, THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,270.65 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, A DISTANCE OF 953.63 FEET TO THE NORTHWEST

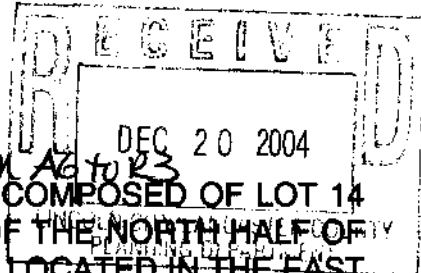
CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, THENCE SOUTH 89 DEGREES 24 MINUTES 38 SECONDS EAST, A DISTANCE OF 1,307.81 FEET TO THE SOUTHWEST CORNER OF LOT 14 I.T., THENCE NORTH 00 DEGREES 13 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 14 I.T., A DISTANCE OF 2,609.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 14 I.T., SAID POINT BEING ON THE SOUTH LINE OF HOLDREGE STREET RIGHT-OF-WAY, SAID POINT BEING 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, THENCE SOUTH 89 DEGREES 15 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 14 I.T., SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 1,315.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 14 I.T., SAID POINT BEING THE NORTHWEST CORNER OF LOT 8 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 8 I.T., SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 2,654.23 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 13,940,257.96 SQUARE FEET OR 320.02 ACRES, MORE OR LESS.

January 4, 2005

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**LEGAL DESCRIPTION
PRELIMINARY PLAT 2**

CHANGE OF ZONE FROM AG TO R3



A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 14 I.T., A PORTION OF LOT 3 I.T., AND A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, ALL LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., A PORTION OF LOT 8 I.T., A PORTION OF LOT 11 I.T., AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, ALL LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., ALL IN LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING THENCE SOUTH 00 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 50.01 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 8 I.T., SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**, THENCE CONTINUING SOUTH 00 DEGREES 09 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8 I.T., A DISTANCE OF 1,272.74 FEET TO A POINT, THENCE SOUTH 89 DEGREES 11 MINUTES 23 SECONDS WEST, A DISTANCE OF 113.22 FEET TO A POINT, THENCE SOUTH 76 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 363.45 FEET TO A POINT, THENCE SOUTH 20 DEGREES 06 MINUTES 43 SECONDS WEST, A DISTANCE OF 471.68 FEET TO A POINT, THENCE SOUTH 32 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 620.76 FEET TO A POINT, THENCE SOUTH 62 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,295.82 FEET TO A POINT, THENCE SOUTH 03 DEGREES 19 MINUTES 34 SECONDS EAST, A DISTANCE OF 574.78 FEET TO A POINT, THENCE SOUTH 28 DEGREES 14 MINUTES 31 SECONDS WEST, A DISTANCE OF 503.12 FEET TO A POINT, THENCE SOUTH 63 DEGREES 27 MINUTES 30 SECONDS WEST, A DISTANCE OF 160.60 FEET TO A POINT, THENCE SOUTH 06 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 113.44 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 685.00 FEET, ARC LENGTH OF 384.46 FEET, DELTA ANGLE OF 32 DEGREES 09 MINUTES 28 SECONDS, A CHORD BEARING OF SOUTH 80 DEGREES 53 MINUTES 02 SECONDS WEST, AND A CHORD LENGTH OF 379.44 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,360.00 FEET, ARC LENGTH OF 940.21 FEET, DELTA ANGLE OF 39 DEGREES 36 MINUTES 37 SECONDS, A CHORD BEARING OF SOUTH 19 DEGREES 09 MINUTES 37 SECONDS EAST, AND A CHORD LENGTH OF

921.60 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 80.24 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 11 I.T., SAID POINT BEING ON THE NORTH LINE OF "O" STREET RIGHT-OF-WAY, THENCE NORTH 89 DEGREES 50 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 11 I.T., SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 120.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 38 MINUTES 42 SECONDS EAST, A DISTANCE OF 81.26 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,240.00 FEET, ARC LENGTH OF 919.17 FEET, DELTA ANGLE OF 42 DEGREES 28 MINUTES 18 SECONDS, A CHORD BEARING OF NORTH 20 DEGREES 35 MINUTES 27 SECONDS WEST, AND A CHORD LENGTH OF 898.27 FEET TO OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 1560.00 FEET, ARC LENGTH OF 1053.50 FEET, DELTA ANGLE OF 38 DEGREES 41 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 22 DEGREES 28 MINUTES 49 SECONDS WEST, AND A CHORD LENGTH OF 1033.60 FEET TO A POINT, THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 277.66 FEET TO A POINT, THENCE NORTH 87 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF 350.28 FEET TO A POINT, THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 618.34 FEET TO A POINT, THENCE NORTH 00 DEGREES 22 MINUTES 55 SECONDS EAST, A DISTANCE OF 91.21 FEET TO A POINT, THENCE NORTH 89 DEGREES 24 MINUTES 38 SECONDS WEST, A DISTANCE OF 659.21 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 620.03 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 89 DEGREES 24 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,307.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14 I.T., THENCE NORTH 00 DEGREES 13 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 14 I.T., A DISTANCE OF 2,609.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 14 I.T., SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HOLDREGE STREET, THENCE SOUTH 89 DEGREES 15 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 14 I.T., SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 1,315.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 14 I.T., SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 8 I.T., THENCE SOUTH 88 DEGREES 45 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 8 I.T., SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 2,654.23 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED

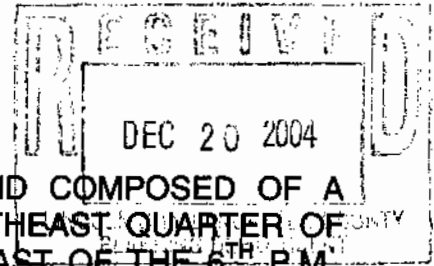
AREA OF 12,722,086.09 SQUARE FEET OR 292.0589 ACRES, MORE OR LESS.

December 9, 2004

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LEGAL DESCRIPTION

B-2 ~~XXXX~~ "B"



A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 3 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., AND A PORTION OF LOT 11 I.T., LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., ALL IN LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24, THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 21 MINUTES 18 SECONDS EAST, A DISTANCE OF 130.35 FEET TO A POINT, THENCE NORTH 00 DEGREES 38 MINUTES 42 SECONDS EAST, A DISTANCE OF 141.37 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1360.00 FEET, ARC LENGTH OF 594.86 FEET, DELTA ANGLE OF 25 DEGREES 03 MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 11 DEGREES 53 MINUTES 08 SECONDS WEST, AND A CHORD LENGTH OF 590.13 FEET TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE CONTINUING ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,360.00 FEET, ARC LENGTH OF 345.35 FEET, DELTA ANGLE OF 14 DEGREES 32 MINUTES 57 SECONDS, A CHORD BEARING OF NORTH 31 DEGREES 41 MINUTES 27 SECONDS WEST, AND A CHORD LENGTH OF 344.42 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 685.00 FEET, ARC LENGTH OF 384.46 FEET, DELTA ANGLE OF 32 DEGREES 09 MINUTES 28 SECONDS, A CHORD BEARING OF NORTH 80 DEGREES 53 MINUTES 02 SECONDS EAST, AND A CHORD LENGTH OF 379.44 FEET TO A POINT, THENCE NORTH 06 DEGREES 57 MINUTES 46 SECONDS EAST, A DISTANCE OF 113.44 FEET TO A POINT, THENCE NORTH 63 DEGREES 27 MINUTES 30 SECONDS EAST, A DISTANCE OF 160.60 FEET TO A POINT, THENCE SOUTH 65 DEGREES 18 MINUTES 51 SECONDS EAST, A DISTANCE OF 242.70 FEET TO A POINT, THENCE SOUTH 59 DEGREES 30 MINUTES 50 SECONDS EAST, A DISTANCE OF 90.00 FEET TO A POINT, THENCE SOUTH 56 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 250.91 FEET TO A POINT, THENCE SOUTH 33 DEGREES 39 MINUTES 55 SECONDS WEST, A DISTANCE OF 536.53 FEET TO A POINT, THENCE NORTH 56 DEGREES 20 MINUTES 05 SECONDS WEST, A DISTANCE OF 158.38 FEET TO A POINT, THENCE NORTH 62 DEGREES 28 MINUTES 07 SECONDS WEST, A DISTANCE OF 132.72 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER

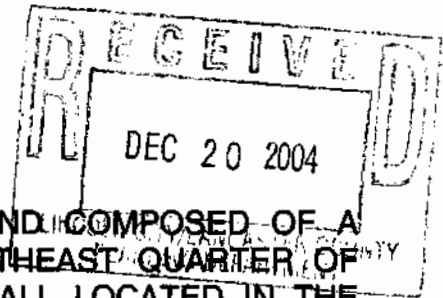
CLOCKWISE DIRECTION, HAVING A RADIUS OF 345.00 FEET, ARC LENGTH OF 326.55 FEET, DELTA ANGLE OF 54 DEGREES 13 MINUTES 54 SECONDS, A CHORD BEARING OF NORTH 81 DEGREES 35 MINUTES 40 SECONDS WEST, AND A CHORD LENGTH OF 314.49 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 402,674.16 SQUARE FEET OR 9.2441 ACRES, MORE OR LESS.

December 9, 2004

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CZ PUD 04084

LEGAL DESCRIPTION
B-2 ~~MINOR~~ "A"



A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, AND A PORTION OF LOT 3 I.T., ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

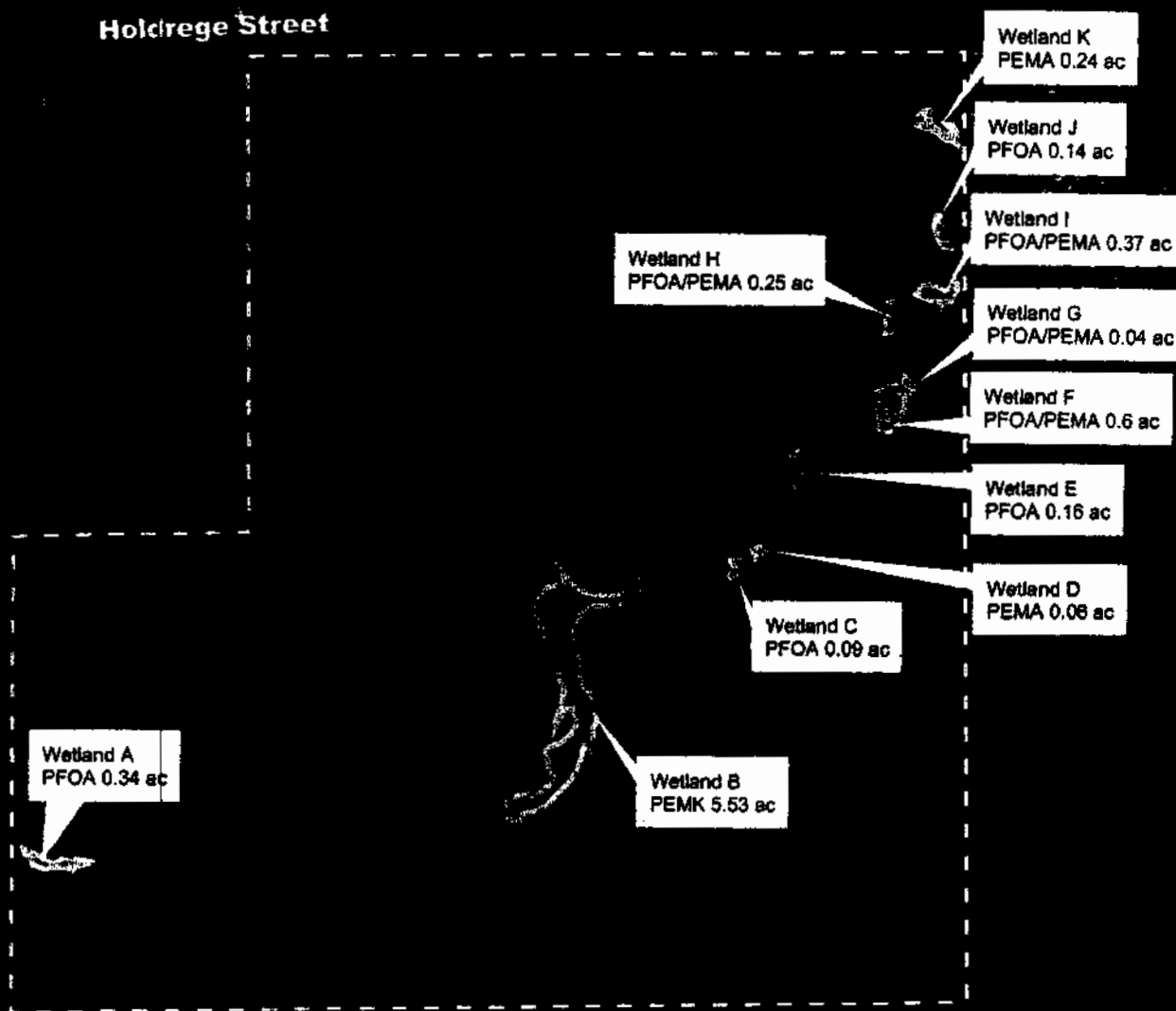
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23, THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 01 MINUTES 20 SECONDS WEST, A DISTANCE OF 620.03 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 24 MINUTES 38 SECONDS EAST, A DISTANCE OF 659.21 FEET TO A POINT, THENCE SOUTH 00 DEGREES 22 MINUTES 55 SECONDS WEST, A DISTANCE OF 91.21 FEET TO A POINT, THENCE SOUTH 89 DEGREES 37 MINUTES 05 SECONDS EAST, A DISTANCE OF 618.34 FEET TO A POINT, THENCE SOUTH 87 DEGREES 19 MINUTES 39 SECONDS EAST, A DISTANCE OF 350.28 FEET TO A POINT, THENCE SOUTH 89 DEGREES 37 MINUTES 05 SECONDS EAST, A DISTANCE OF 277.66 FEET TO A POINT, SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,560.00 FEET, ARC LENGTH OF 1,053.50 FEET, DELTA ANGLE OF 38 DEGREES 41 MINUTES 35 SECONDS, A CHORD BEARING OF SOUTH 22 DEGREES 28 MINUTES 49 SECONDS EAST, AND A CHORD LENGTH OF 1,033.60 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 1240.00 FEET, ARC LENGTH OF 365.20 FEET, DELTA ANGLE OF 16 DEGREES 52 MINUTES 29 SECONDS, A CHORD BEARING OF SOUTH 33 DEGREES 23 MINUTES 22 SECONDS EAST, AND A CHORD LENGTH OF 363.88 FEET TO A POINT, THENCE SOUTH 62 DEGREES 43 MINUTES 30 SECONDS WEST, A DISTANCE OF 33.26 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 776.00 FEET, ARC LENGTH OF 208.47 FEET, DELTA ANGLE OF 15 DEGREES 23 MINUTES 33 SECONDS, A CHORD BEARING OF SOUTH 70 DEGREES 25 MINUTES 17 SECONDS WEST, AND A CHORD LENGTH OF 207.84 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,000.00 FEET, ARC LENGTH OF 276.40 FEET, DELTA ANGLE OF 15 DEGREES 50 MINUTES 12 SECONDS, A CHORD BEARING OF NORTH 33 DEGREES 54 MINUTES 30 SECONDS WEST, AND A CHORD LENGTH OF 275.52 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A

COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1800.00 FEET, ARC LENGTH OF 988.39 FEET, DELTA ANGLE OF 31 DEGREES 27 MINUTES 41 SECONDS, A CHORD BEARING OF NORTH 26 DEGREES 05 MINUTES 46 SECONDS WEST, AND A CHORD LENGTH OF 976.02 FEET TO A POINT, THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 71.10 FEET TO A POINT, THENCE NORTH 87 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF 350.28 FEET TO A POINT, THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 1,270.65 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 333.60 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 815,497.71 SQUARE FEET OR 18.7213 ACRES, MORE OR LESS.

December 9, 2004

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Holdrege Street



Wetland A
PFOA 0.34 ac

Wetland H
PFOA/PEMA 0.25 ac

Wetland C
PFOA 0.09 ac

Wetland B
PEMK 5.53 ac

Wetland K
PEMA 0.24 ac

Wetland J
PFOA 0.14 ac

Wetland I
PFOA/PEMA 0.37 ac

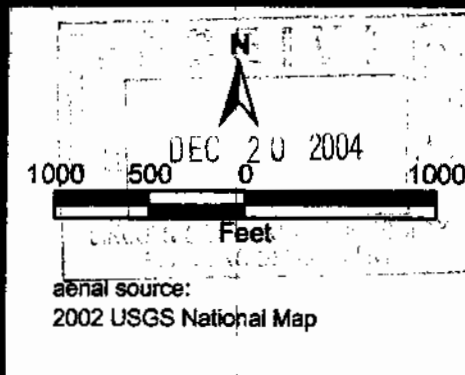
Wetland G
PFOA/PEMA 0.04 ac

Wetland F
PFOA/PEMA 0.6 ac

Wetland E
PFOA 0.16 ac

Wetland D
PEMA 0.06 ac

O Street



Legend

- site boundary
- waters of the U.S.
- wetlands

PROJECT : 2002-0092 9-11-701

DRAWN BY: drv

DATE: 06/23/2003

WATERS OF THE U.S. MAP
Meginnis / Finke Property
Lancaster County, Nebraska



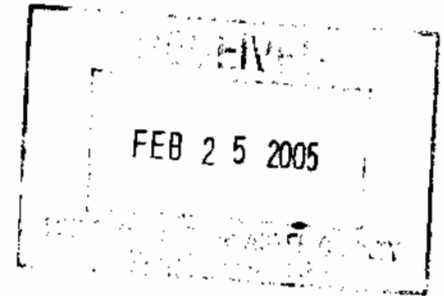
OLSSON ASSOCIATES
ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS
1111 LINCOLN HWY. - LINCOLN, NEBRASKA 68502
PH: 402-734-1111 FAX: 402-734-1109

FIGURE

D-1



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS



February 25, 2005

Ms. Becky Horner
Planning Department, City of Lincoln
County-City Building
555 South 10th Street
Lincoln, NE 68508

Re: Waterford Estates Preliminary Plat
Waiver Requests
OA Project No. 2002-0092

Dear Becky:

I am requesting 2 additional waivers for the Waterford Estates Preliminary Plat. The justification for each waiver is listed below:

1. A waiver to City of Lincoln Design Standard, Drainage Criteria Manual, Section 10.3 to allow impacts to the minimum flood corridor as described in the submittal letter dated December 15, 2004.
2. A waiver to the Lincoln Municipal Code, Chapter 26.23.125 to waive the pedestrian easement in Block 9.

This block is adjacent to Sunrise estates. Sunrise Estates did not plat a pedestrian easement from Linwood Lane eastward to the property line. If a pedestrian easement were platted in Block 9, it would be a dead end sidewalk.

Enclosed is a check for \$125.00 for the additional waiver fee.

Please contact me if you have any questions or require additional information.

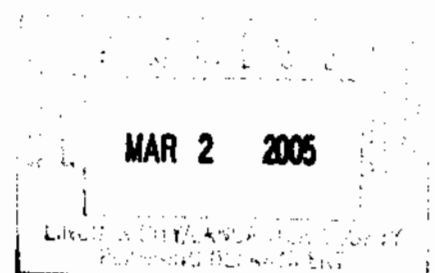
Sincerely,

Mark C. Palmer, PE

Encls

cc DaNay Kalkowski, Seacrest & Kalkowski P.C.

F:\Projects\20020092\doc\becky-waterford.205.doc





"Mark Palmer"
<MPalmer@oaconsulting.com>

To: <RHomer@ci.lincoln.ne.us>
cc: <DaNay@sk-law.com>
Subject: Waterford Estates

03/03/2005 09:06 AM

Becky

I would like to withdraw the request to waiver to the 3% road platform grade. We will update our plans to not require this waiver.

Please give me a call if you have any questions.

Thanks Becky

Mark

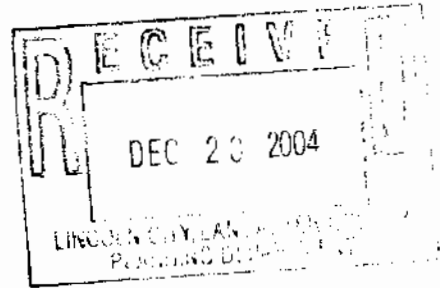
message to Becky Horner



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

December 15, 2004

Mr. Marvin Krout
Planning Department, City of Lincoln
County-City Building
555 South 10th Street
Lincoln, NE 68508



Re: Waterford Estates Preliminary Plat
(Previously submitted as Stevens Creek Estates)
OA Project No. 2002-0092

Dear Mr. Krout:

Enclosed please find the following for the above-mentioned project:

1. Site Plan - 21 copies.
2. Drainage and Grading Plans - 9 copies.
3. Street Profile Plans - 5 copies.
4. Change of Zone Applications and Exhibits.
5. Soils Report - 1 copy.
6. Drainage Study - 3 copies.
7. Minimum Flood Corridor impact exhibits - 3 copies
8. Drainage Basin "E-2" Sewer analysis - 3 copies
9. Historical Aerial photographs of the site - 3 copies
10. Wetland and channel delineation plan - 3 copies
11. Annexation exhibits - 3 copies

On behalf of the Owners / Developers, Ridge Development Company, Southview, Inc., Richard, Dan, Tom, and Mark Meginnis, and SWR Investments LLC, 8644 Executive Woods Drive, Lincoln NE 68512, we are resubmitting the Waterford Estates Preliminary Plat. We expect to be scheduled on the Planning Commission Agenda for the 19th of January.

We met with staff on numerous occasions to review the proposed site plan, gain preliminary comments, and discuss the annexation of this property. The site plan has been revised to address the concerns discussed at our meetings.

The B-2 P.U.D ordinance shall be submitted separate from this resubmittal.

I will briefly review site plan comments that have been addressed:

Planning Department / Public Works Short Term Planning:

The site plan has been revised to show future access to Southeast Community College. We have discussed the vacation of Sunny Slope Road in Sunrise Estates with the Sunrise Estates neighbors. They have indicated that it is their preference to have the roadway vacated. The access from 98th Street to the future LPS School site has been reconfigured to allow a more direct alignment. The potential alignment of the bike trail has been shown on the site plan, along with the grading plan. After further discussions with the Public Works department, the location of right in / right out access points on the arterial roads has not been changed from the previous meeting.

Parks and Recreation Department:

The bike trail location for the entire 560-acre site has been coordinated. The proposed grading for this trail has also been preliminarily designed. The Parks and Recreation department will co-locate a sports field with the proposed LPS site. A tot lot is proposed north of the dam adjacent to the bike trail. The culvert under 98th Street has been sized to include a bike trail undercrossing.

Wastewater:

This project proposes a temporary pump station and force main. The location of the pump station and force main adjacent to this property are shown on the site plan. The force main in North 98th Street and Adams Street (both county roads) will require a county permit. This permit will need to be attained once a definite alignment has been established for the force main. The force main and pump station would be built under an executive order by the developer. The developer will pay the city a yearly operation and maintenance fee.

Accompanying this submittal is an analysis of the "E-2" Sewer drainage sub-basin. We have analyzed the alignment for the sub-basin trunk sewers through our proposed development. We have also included preliminary profiles of these alignments.

We are requesting waivers to design standards for excessive depth (greater than 15') and for sewer flowing opposite street grades. The profiles for the sewer mains that require waivers are shown on the paving profiles.

The schedule for construction of the internal sub-basin sewer mains is addressed with the annexation phasing exhibits.

Water Main:

The trunk water mains within this development shall conform to the Lincoln Water System Facilities Master Plan. The lots adjacent to Holdrege Street west of 98th Street include an additional 30' of depth to account for the potential 54" water main easement.

The schedule for construction of the trunk water mains is addressed with the annexation phasing exhibits.

Roads:

We are proposing to build (in phases) one half of the 5-lane section for North 98th Street from "O" Street northward, eventually connecting to Holdrege Street. Temporary asphalt intersection improvements will be required at the "O" Street and Holdrege Street intersections. The roadway would be graded to ultimate widths. We have met with the Nebraska Department of Roads regarding the "O" Street access points and are coordinating our development with their future plans.

The most southern median opening on North 98th Street is 1,000' from "O" Street rather than the desired 1,200' separation. The justification for this location is to minimize crossings of the channel that crosses North 98th Street, while maintaining access to the commercially zoned property on both sides of the roadway.

The schedule for construction of 98th Street is addressed with the annexation phasing exhibits.

Watershed Management:

This project includes approximately 560 acres. We are attempting to master plan the watershed management issues for the entire project. The minimum flood corridors are shown on the site plan. We are impacting the flood corridor in numerous locations with this development. There are 3 general areas where the flood corridor is impacted (see exhibits). We will describe for each impact how the encroachment was attempted to be avoided, minimized, and the proposed mitigation for that impact. There are other minor impacts across the site where public roadways and 98th Street cross the minimum flood corridor. These vegetative impacts will be mitigated on-site. The 2 lots that had previously been shown impacting the minimum flood corridor at 104th & Shoreline Drive have been removed.

1.) **Northern drainage swale:** (Min. Flood Corridor Exhibit 1)

This channel is a farmed drainage swale. It is not delineated as a "Waters of the U.S." by the Corp of Engineers and does not have a defined bed and bank. There is no existing woodland vegetation along the swale. Historical photographs show this channel was not vegetated over the last 50 years. The swale does drain 150 acres of land and therefore falls within the City of Lincoln Minimum Flood Corridor requirements.

Avoidance & Minimization: The lower (eastern) leg of the swale is being maintained. The remainder of the swale is being relocated. Lincoln Public Schools has requested a school site within this development. The current configuration of the swale would minimize the developable land for both LPS and the developers. The roadway north of the school site is required between 102nd Street and 104th Street to maintain Subdivision Ordinance block length requirements. Approximately 1,480 linear feet of flood corridor is being impacted.

Mitigation: The channel is being relocated as shown in Exhibit 1. The relocated channel will be an engineered channel that is designed to minimize maintenance requirements. The minimum flood corridor easement will be dedicated on this mitigated channel. Because there was no existing wooded vegetation in the existing corridor, trees, shrubs, and native vegetation will be planted within the easement to mitigate impacts to other channels on the site. Approximately 1,190 linear feet of corridor is being relocated.

2.) Lake Development: (Min. Flood Corridor Exhibit 2)

A 60-acre boulder edged lake is being proposed. The lake will provide flood control benefits for the NRD as well as a private amenity for the development. The dam and lake are constructed on top of the minimum flood corridor. This lake replaces the proposed NRD Stevens Creek Skyranch farmpond.

Avoidance & Minimization: The dam was located by the NRD where it can provide the greatest flood control benefits to the Stevens Creek drainage basin. The initial NRD farmpond included a 10-acre pond. The flood storage was provided within a sizeable flood storage easement upstream of the dam. The proposed development has a 60-acre lake. The average depth of this lake is 15 feet. The flood storage is provided within a 15' wide easement around the perimeter of the lake. The dam and lake will impact 5,820 linear feet of corridor. The NRD Skyranch farmpond was to impact 3,430 linear feet of corridor.

Mitigation: The additional 2,390 linear feet of impacted channel will be mitigated by the construction of the 60-acre lake. The depth of the lake (15' average) shall provide for excellent water quality. Wetland mitigation shall occur on the main tributaries above the lake. The culverts on the main tributary shall have outlet control structures that hold the small rain event (3 month storm) to allow the wetlands to filter the pollutants in the storm water.

3.) Southern channel section: (Min. Flood Corridor Exhibit 3 & 4)

There are 3 channels that flow into this area (2 minor channels; and the major tributary channel). These channels, along with the restricted access from State Highway 34 ("O" Street) create inaccessible parcels of property that will require roadway crossings to access. The full median opening at 98th Street, approximately 1000' north of "O" Street, crosses the major tributary channel.

Avoidance & Minimization: Exhibit "3" shows the 3 potential channel crossings of the existing channels that would be required to gain access to the various parcels of land. There are 3 other channel crossings that are required for 98th Street and site major roadways. Exhibit "4" shows our proposed channel reconfiguration. The eastern minor channel would be relocated to the west to join the major tributary channel. This allows the number of crossings impacting all 3 channels to be reduced to one culvert crossing. This culvert is proposed to be an arched bridge crossing that would maintain a natural earth channel bottom and therefore would not impact the channel.

Channel impacts for the 98th Street Median opening were unavoidable while maintaining the city's roadway design criteria. We have located the median opening 1,000 ft. from "O" Street. This median opening will primarily serve the commercial uses east and west of 98th Street. The movement of the intersection northward would result in additional crossings of the channels to gain access southward to the commercial property. The box culvert under 98th street will be combined with a bike trail under crossing. Approximately 2,520 linear feet of flood corridor is being impacted.

Mitigation: Channel mitigation shall occur as shown in Exhibit "4". Approximately 1,330 linear feet of corridor is being mitigated in the area, including the channel flowing eastward from Southeast Community College. The remaining 1,190 linear feet of vegetation mitigation shall be mitigated in the northern drainage swale (see exhibit 1).

Waivers:

The following waivers are being requested for the above-mentioned project. The justification for each waiver is listed below:

1. A temporary waiver to Design Standards (section 2.2.1) to temporarily allow the transfer of sewerage from one drainage basin to another by a lift station.

This property is within the Stevens Creek "E2" Sewer Basin. We are proposing to temporarily pump the sewerage to the Regent Heights Trunk sewer.

2. A waiver to the Lincoln Municipal Code (Section 26.23.140) to allow lot lines to not be perpendicular to right of way lines.

There are some locations on the site plan where the lots are better configured when they are not perpendicular to the right of way line.

3. A waiver to Design Standards (section 2.3.6) to allow sanitary sewer mains to flow opposite street grades.

This waiver is required at various locations around the site. Due to the lake and various channels, there are sections of the sewer main that flow opposite street grades.

4. A waiver to the Lincoln Municipal Code (Section 26.23.130) to allow block sizes in excess of 1,320 feet.

The Lake and protection of minimum flood corridors require a waiver of the block length requirement.

5. A waiver to Design Standards (Section 2.3.6) to allow sewer depths to exceed 15' of depth.

The sewer line that services the lots at the south end of the lake exceeds the maximum depth requirement. This line connects to the 15" trunk sewer. The depth of the trunk

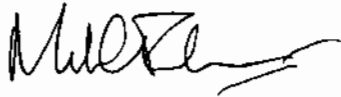
sewer is therefore greater than 15' for the alignment around the Lake. This matter was discussed with the Wastewater department and they prefer to have the trunk sewer slightly deeper, rather than construct a separate trunk sewer outside of the right of way that would meet the minimum depth requirements. The sewer line is shown on the paving profiles.

6. A waiver to the Lincoln Municipal Code (Section 27.53) to allow impacts to the minimum flood corridor as described above.

We have also submitted a base map AutoCad file and PDF files of each plan sheet to Logan Christy.

Please contact us if you have any questions or require additional information.

Sincerely,



Mark C. Palmer, PE

Encls

cc Tom White
 John Brager
 John Schleich
 Tom Schleich
 John Baker, NDOR
 Doug Pillard, Lancaster County Engineers office
 Paul Zilig, Lowe Platte South NRD

**Memorandum**

cc: Ben Higgins, Chad Blahak, Nicole Fleck-Tooze, John Callen, Paul Zillig (LPSNRD)

#04011. [REDACTED] [REDACTED]
Comments: [REDACTED] 1/2/20 [REDACTED]
[REDACTED]

1.

[illegible]

12-00000 and 12-00001. The first of these is a handwritten note, dated 12-00000, which is a copy of a letter from the FBI to the CIA, dated 12-00000, and the second is a handwritten note, dated 12-00001, which is a copy of a letter from the CIA to the FBI, dated 12-00001. Both of these letters are dated 12-00000 and 12-00001, respectively, and are both dated 12-00000 and 12-00001, respectively. The first of these letters is a copy of a letter from the FBI to the CIA, dated 12-00000, and the second is a handwritten note, dated 12-00001, which is a copy of a letter from the CIA to the FBI, dated 12-00001. Both of these letters are dated 12-00000 and 12-00001, respectively, and are both dated 12-00000 and 12-00001, respectively.

 Baker Publishing Group

new and old, and any quantity of vegetation will be removed, subject to approval by the District Engineer.

1. The first step is to identify the problem. This involves understanding the current situation and what needs to be achieved.

2. The second step is to analyze the problem. This involves breaking down the problem into smaller, more manageable parts.

3. The third step is to develop a plan. This involves determining the steps that need to be taken to solve the problem.

4. The fourth step is to implement the plan. This involves putting the plan into action.

5. The fifth step is to evaluate the results. This involves assessing the effectiveness of the solution and making any necessary adjustments.

development near 'O' Street. The development with proposed grading will be required to be designed to meet the Minimum Flood Corridor Easement. If grading is to occur inside of the Minimum Flood Corridor a sequencing approach must be submitted, per Section 10.3 of the City of Lincoln Drainage Criteria Manual, which shows how impacts to this tributary were avoided, minimized and then mitigated.

2. Grading is shown on sheet 7 of 17 inside of a Minimum Flood Corridor Easement on the West side of the proposed development north of 'O' Street. ~~Proposed grading is to occur inside of the Minimum Flood Corridor Easement.~~ If grading is to occur inside of the Minimum Flood Corridor a sequencing approach must be submitted, per Section 10.3 of the City of Lincoln Drainage Criteria Manual, which shows how impacts to this tributary were avoided, minimized and then mitigated.
3. An existing double elliptical pipe discharges under Holdrege Street near the proposed 102nd Street. The proposed route and outlet of this pipe must be clearly shown on the plan. A headwater analysis should also be submitted for this pipe showing how these changes impact the property on the North side of Holdrege Street.
4. With the drastic alteration of the floodplain in this development due to the proposed construction of a dam, the annexation agreement for this development must include language that states that the developer will complete a Letter of Map Revision when construction of the dam is complete and when the new floodplain for Stevens Creek has been officially adopted by FEMA.
5. The hydraulic data submitted is insufficient per the requirements in the City of Lincoln Drainage Criteria Manual. Further information submitted should include the following:
 - a. A large scale grading plan showing existing and proposed grades, base flood elevations, and the location of channel and hydraulic cross sections.
 - b. A large scale plan showing the limits of the existing and proposed floodway, floodplain or floodprone area, and the minimum flood corridor
 - c. Preliminary hydraulic information must be submitted in order for the City to update the Stevens Creek Master Plan model. When the final plat is approved this information will be used as existing conditions until a Letter of Map Revision is completed by the owner. This could include a digital copy of the HEC-RAS model for the development.

6. The proposed dam provides a majority of the stormwater detention required for this site. Final plats should not be approved for this site until construction of the dam is complete. [REDACTED] a plan [REDACTED] the dam can [REDACTED] storm [REDACTED].

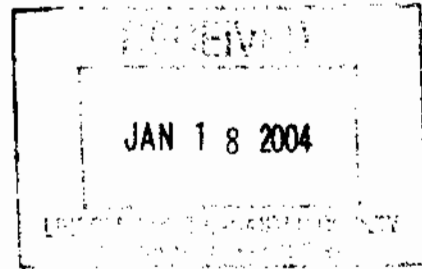
LOWER PLATTE SOUTH NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581
(402) 476-2729 • FAX (402) 476-6454
www.lpsnrd.org

January 14, 2005

Ms. Becky Horner
Planning Department, City of Lincoln
County-City Building
555 South 10th Street
Lincoln, NE 68508



RE: Waterford Estates Preliminary Plat

Dear Ms. Horner:

I've reviewed the preliminary plat in regard to the NRD's interest in providing flood storage on site in the proposed lake at Waterford Estates. Listed below are several points related to this preliminary plat.

- Page (4) #2 of the December 15, 2004 letter refers to the initial NRD lake/farmpond being a 10 acre lake. The final plans for the NRD SkyRanch lake would have created a 27.1 acre lake.
- The NRD has agreed to allow the developer's to create additional flood storage in the NRD's flood control structure to meet their stormwater detention requirements. This must be additional flood storage.
- Sheet 5-7 of the plans each show a "Typical Cross Section of Lake Lots". This cross section shows a Flood Pool Elevation of 1202.0. Sheet 6 shows an auxiliary spillway crest at 1203.5 or 1.5 feet higher than the flood pool shown on the cross section. My discussion with the designer of the dam, Mike Sotak of OA, is that the 100-yr. flood pool elevation is 1202.0 and this area would be included in the NRD's flood storage easement, the auxiliary spillway elevation of 1203.5 is also the 500-yr. flood pool and all buildings upstream of the dam would have to be built at 1203.5 or higher.

Sincerely,

Paul D. Zillig
Assistant General Manager

PDZ/pdz

pc: Dennis Bartels, Lincoln Public Works
Mark Palmer, OA
Mike Sotak, OA
JB Dixon, LPSNRD

Memorandum

To:	Becky Horner, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Waterford Estates Preliminary Plat #04011
Date:	1/27/05
cc:	Randy Hoskins, Gary Brandt, Steve Masters, Nick McElvain

Engineering Services has reviewed the submitted plans for the Waterford Estates Preliminary Plat, located at 98th Street south of Holdrege Street, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) The requested waivers of design standards for running sanitary sewer opposite street grade and exceeding maximum depth are satisfactory to Public Works.

(1.2) The requested waiver of design standards for transferring sewer from one basin to another is satisfactory to Public Works.

(1.3) The 21" sanitary sewer shown east of Block 27 on the site plan does not match the size shown on the sanitary sizing calculations. Revisions need to be made accordingly.

(1.4) Note #3 on the phasing plan appears to be useless as the schedule for construction of the trunk sewer is unaffected by the timing of this plat.

Water Main - The following comments need to be addressed.

(2.1) There is currently no public water main adjacent to this site. The closest public main is a 16" main in Holdrege Street that ends approximately 3250' west of the west boundary of this plat. If this plat develops prior to the scheduled improvements for water mains in Holdrege Street and 98th Street in the current CIP this developer will be responsible for extending the 16" main in Holdrege Street and constructing a 16" water main in 98th Street at his/her expense to be reimbursed from the appropriate Impact Fee funds at the time these improvements are scheduled in the current CIP.

(2.2) A water main connection needs to be shown in Eastview Road from 97th to 98th and 98th to 99th, in Westhill Road from 97th to 98th, and in 102nd from Holdrege to Finke Lane.

(2.3) 12" water mains need to be shown in the following locations:

- 104th Street from Holdrege Street to the southern stub
- Moonlight Drive from 98th Street to Shoreline Drive
- Shoreline Drive from 102nd Street to 104th Street
- Waterford Estates Drive from 98th Street to Avon Lane
- Avon Lane from Waterford Estates Drive to Southern Sky Road
- Southern Sky Road from Avon Lane to the west property line

January 27, 2005

(2.4) It should be noted that the Phase I 16" water main in 98th Street will need to be constructed to the south end of the residential units on the east side of 98th Street.

Grading/Drainage - The following comments need to be addressed.

(3.1) The 100yr flood elevation and boundary needs to be shown and clearly labeled on the grading and drainage plan.

(3.2) Since this plat is utilizing flood storage within the NRD flood storage facility to satisfy detention requirements, no final plat should be approved until this facility is constructed and the required detention for the development is provided.

(3.3) It appears that a number of lots are located directly down stream of the proposed dam. A dam breach analysis needs to be provided showing that these lots are safe from a dam breach.

(3.4) It appears that the pond in Outlot F was intended to be considered part of the NRD dam pond. Subsequently the minimum opening elevations were assigned based on spillway elevations for the NRD dam. However, there is a roadway that separates the Outlot pond from the main pond and is at an elevation significantly higher than the dam spillway elevations. Thus, should the culvert under the roadway ever become blocked or malfunction, the structures on the lots adjacent to the Outlot F pond would be flooded. Public Works recommends that minimum floor elevations for lots adjacent to the Outlot F pond be set according to the roadway elevation and the grading revised accordingly.

(3.5) The required storm sewer facilities for the major drainage way that crosses Holdrege Street at about 102nd Street needs to be shown on the grading and drainage plan. Also, there appears to be an existing culvert under Holdrege Street just east of the intersection with 104th Street. The required storm sewer facilities associated with this culvert need to be shown on the grading and drainage plan.

(3.6) There is a significant drainage area that drains to this plat just north of the east end of existing Eastview Road. The proposed grading plan shows grading that blocks this drainage way forcing the storm water onto the adjacent property. Revisions to the storm sewer shown on the grading and drainage plan need to be made to accommodate this drainage.

(3.7) The outlet structure for the proposed pond needs to be shown on the plans.

Streets/Paving - The following comments need to be addressed.

(4.1) The requested waiver of design standards for intersection platform grade is not satisfactory to Public Works. Specific locations have not been identified and justification has not been provided.

(4.2) The intersections of Moonlight Drive, Waterford Estates Drive, and Boathouse Road with 98th Street do not meet design standards for sight distance due to the intersections on the inside of the horizontal curves in 98th Street. Revisions need to be made to the satisfaction of Public Works.

(4.3) The profile for 98th does not appear to tie to the existing O Street elevation. Revisions need to be made accordingly. Also, future grades should be shown in East O Street.

(4.4) Phase II will not be allowed to be final platted until Eastview Road is improved and a street connection can be made.

(4.5) The roads section of the phasing plan references a 3 lane section. Public Works has yet to determine

January 27, 2005

what section will be built. This detail will need to be agreed to in an approved annexation agreement.

(4.6) If two of the four lanes for 98th Street are constructed a general note needs be added stating that temporary turn lane improvements will be constructed, at the developers expense, at the intersection of 98th and O Street and at local street intersections with 98th Street when 98th Street is fully constructed from Holdrege to O Street. The proposed temporary left and right turn lanes should be identified on the plans.

(4.7) Note #4 on the phasing plan appears to state that the improvements constructed by the developer prior to the CIP project construct will repaid at the future cost. Public Works does not agree with this statement. This issue will need to be resolved within an approved annexation agreement and should not be a part of this submittal.

(4.8) The plat shows that an additional 5' of ROW being dedicated on the south side of both the east and west legs of the intersection of 98th and Holdrege. Public Works recommends that 10' be dedicated on the south side of the west leg and 0' be dedicated on the east side.

(4.9) The east to south bound right turn lane at the intersection of 98th and Holdrege needs to be shown on the plans.

(4.10) The lane configuration at the intersection of 98th and Waterford Estates Drive is not satisfactory to Public Works. If a divided roadway intersection is to be built apposing left turn lanes in Waterford Estates Drive need to align. Revisions need to be made according ly.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Lancaster


DON R. THOMAS - COUNTY ENGINEER

County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: December 22, 2004
TO: Becky Horner
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: WATERFORD ESTATES - PRELIMINARY PLAT

DEC 23 2004

This office has reviewed subject development and would offer the following comments:

- 1) When the connection is made to Eastview Road In Sunrise Estates, the existing asphalt turnaround shall be removed and the road re-graded to match the typical section.
- 2) When the connection is made to Avon Lane, the existing asphalt intersection with Sunny Slope Road shall be modified to meet the new roadway.
- 3) The existing asphalt in Sunny Slope Road shall be removed if the road is vacated.
- 4) The dedication of right-of-way on Holdrege Street shall be coordinated with the functional design for improving North 98th Street and Holdrege Street.
- 5) The dedication of right-of-way on "O" Street shall be coordinated with the functional design for improving Highway 34 by the Nebraska Department of Roads.

LWV/DP/cm

SUBDIV.WK/Waterford Estates - PP.Mem



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LINC
OLN.NE.US>

12/22/2004 02:36 PM

To: R Homer <RHomer@ci.lincoln.ne.us>
cc:
Subject: Waterford Estates

Ms. Horner,

The Lincoln Police Department has several objections to the Waterford Estates. We feel that several of the street names should be renamed.

Avon Lane - There is currently a East and West Avon located at 72nd and Vine.

Blue Water Circle and Blue Water Bay - There are currently several streets in Lincoln that begin with Blue: Blue Flame Road, Blue Heron Ct, Blue Heron Dr, Blue Ridge Ln., Blue Sage Rd, Blue Sky Dr, and Blueberry.

Eastview - There is currently a Eastview Drive located in the area of 77th and Old Cheney

Moon Light Bay and Moon Light Drive - There is currently a Moon Light Circle in the area of 27th and Yankee Hill Road

In emergency situations callers to 911 usually are confused and can only remember the first part of a street's name. There is no reason to add more confusion to emergency situations. This will cause confusion in emergency situations and could cause serious delays in emergency response situations for emergency personnel.

Sergeant Michael Woolman
Lincoln Police Department

message to Becky Horner



Ray F Hill

12/27/2004 11:02 AM

To: Rebecca D Homer/Notes@Notes
cc:
Subject: Waterfront

FYI

Ray F. Hill
Development Review Manager
Lincoln/Lancaster County Planning Dept.
(402) 441-6371

----- Forwarded by Ray F Hill/Notes on 12/27/2004 11:04 AM -----



Terry A Kathe

12/27/2004 08:07 AM

To: Ray F Hill/Notes@Notes
cc:
Subject: Waterfront

Ray -

After reviewing the above mentioned project, this department has the following comments;

- 1) North 102nd Street will cause an address problem with the properties on the north side of Holdrege Street.
- 2) Streets that line up (North Bank Drive and White Pine Road) could be the same name.
- 3) Street name's should not have a prefix of North or South unless they run North-South direction.
 - a) North Star Bay
 - b) North Bank

message to Becky Horner

Richard J Furasek

12/29/2004 02:57 PM

To: Rebecca D Homer/Notes@Notes

cc:

Subject: Waterford Estates - 98th and Holdrege

Upon review of Change of Zone (PUD) # 04019 (CZ) and 04084 (PUD), we find it acceptable from the perspective of our department. Our biggest concern is that we do not have a fire station close to this area and our response times will be increased. We are not able to give the citizens that will live in this area the timely response that our citizens have become accustomed to.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

message to Becky Horner

Memo



To: Becky Horner, Planning Department
From: Mark Canney, Parks & Recreation
Date: January 4, 2005
Re: Waterford Estates CZ 04019 and 04084(PUD)

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. Please provide a set of grading plans for review.
2. Trail, overpass, channel at 98th street need to be detailed in grading plan.
3. Provide grading at trail crossing at N. 104th Street.
4. Playground to be located with the proposed School.
5. Construct trail where abuts street – credit the additional 6' against the required impact fees, anyplace trail is proposed to abut street.
6. Reconfigure trail alignment on the east side of the underpass of 98th street. Tunnel must be entered straight.
7. Impact fees of this project need to be addressed in the annexation agreement.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF04197**

Address

Job Description: Development Review - Fire

Location: WATERFORD ESTATES 98TH AND HOLDREGE/0

Special Permit:

Preliminary Plat: Y

Use Permit:

CUP/PUD: Y

Requested By **BECKY HORNER**

Status of Review: Approved

12/22/2004 11:49:06 AM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: approved

Current Codes in Use Relating to Construction Development in the City of Lincoln:

2000 International Building Code and Local Amendments
2000 International Residential Code and Local Amendments
1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989 Fair Housing Act As Amended Effective March 12, 1989
1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999 National Electrical Code and Local Amendments
1997 Uniform Mechanical Code and Local Amendments
1994 Lincoln Gas Code
2000 NFPA 101 Life Safety Code
2000 Local Amendments International Firecode
Applicable NFPA National Fire Code Standards

DEC 21 2004

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE: January 5, 2005

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: EH File
EH Administration

SUBJECT: Waterford Estates
CZ #04019 PUD #04084

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the following noted:

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.



Dennis L Roth

12/23/2004 01:28 AM

To: Rebecca D Homer/Notes@Notes
cc:
Subject: re: Waterford Estates

PROJ NAME: Waterford Estates
PROJ NMBR: CZ04019, PUD 04084
PROJ DATE: 12/20/03
PLANNER: Becky Horner

Finding THREE DUPLICATE/SIMILAR sounding names in our geobase for the street name proposed in this project..

PROPOSED

Water Quest Dr
Finke Dr
Stony Rapids Rd

EXISTING

Watercress Ln
Fiene Blvd/Cir
Stony Rapids Bay - two streets do NOT align.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: Avon Ln, Blue Water Bay, Blue Spruce Dr, Blue Water Cir, Crystal Water Bay, Crystal Water Cir,
Eastview Rd, **Finke Dr**, Flat Water Cir, Meginnis Dr, Moon Light Bay, Moonlight Dr, North Bank Dr,
North Star Bay, Northern Sky Rd, Portage Rd, Red Pine Dr, Shoreline Dr, Southern Sky Cir, Southern Sky Rd,
Stony Rapids Rd, Sunnyslope Rd, Sweet Water Rd, Turtle Creek Rd, Waterford Estates Dr , **Water Quest Dr**,
White Birch Rd, N 95 St, N 96 St, N 97 St, N 98 St, N 99 St, N 100 St, N 101 St, N 102 St and N 104 St.

PRIVATE: none

CROSS ST: N 98th, O St, Holdrege St

COMMENTS: STRONGLY RECOMMEND alternate street names be selected.

message to Becky Horner

INTER-DEPARTMENT COMMUNICATION



DATE: January 3, 2005
TO: Becky Horner, City Planning
FROM: Sharon Theobald
Ext 7640
SUBJECT: DEDICATED EASEMENTS
DN# 7N-98E

PUD #04084
CZ #04019

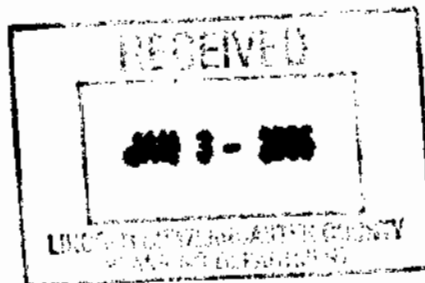
Attached is the Preliminary Plat for Waterford Estates.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements over all of the outlots.

Please be aware of the existing LES transmission line along the west side of the plat. It would be in conflict with the area identified as "conceptual future layout".

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File